CITY OF WOBURN
OCTOBER 7, 2025 – 7:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBER, WOBURN CITY HALL

Roll Call

Campbell	Mercer-Bruen
Demers	Pappalardo
DiMambro	Toro
Ferullo	Viola

Dillon

VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE, all in favor, 9-0.

MAYOR'S COMMUNICATIONS: None.

NEW PETITIONS:

Petition by North Suburban YMCA for special event permit for Annual 5K Road Race at Horn Pond and area streets on November 2, 2025.

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Petitions for 2026 renewal of Second Class Motor Vehicles Sales Licenses by the following: ACT Leasing Inc., 215 Salem Street; Thomas Keane dba Woburn Classic Auto Sales, 13 Fowle Street; Capelo's Auto Service, Inc. dba Capelo's Auto Sales, 22 Winn Street; Kenneth L. O'Connor dba City Line Motors, 30 Rear Torrice Drive; McSheffrey Auto Sales, Inc., 878 Main Street; and Anchor Auto Sales, Inc., 3 Breed Avenue.

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Petition by Boston Gas Company d/b/a National Grid for a grant of location to install approximately 420 feet of replacement gas main with plastic gas main between 299-315 Mishawum Road.

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On the petition by Anand Patel, 110 Hartwell Avenue, Suite 300, Lexington, Massachusetts 02421, for minor modification to previously issued special permit dated August 29, 2025 to update scrivener's error in Condition No. 11 from "216 New Boston Street" to "112

Commerce Way" at 112 Commerce Way, a communication dated September 18, 2025 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 regarding "Landowner's Decision and Notice of Special Permit granted to Anand Patel and IT 112 Commerce Way LLC dated August 29, 2025 (the 'Decision')".

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On the petition by Mad Matt's Pizza and Roast Beef, Inc., 878 Main Street, Woburn, Massachusetts 01801, for minor modification to special permit last modified on May 12, 2023, by allowing for the change of petitioner from Flip the Bird LLC to Mad Matt's Pizza and Roast Beef, Inc., at 880 Main Street, a communication dated September 30, 2025 was received from Nicholas Houvardas, Mad Matt's Pizza and Roast Beef, Inc. regarding "Request for Minor Modification to Special Permit – Nick's Pizza 878 Main Street, Woburn, MA".

PUBLIC HEARINGS:

On the petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install approximately 16 feet of conduit in Washington Street for service to 425 Washington Street. PUBLIC HEARING OPENED: A communication dated September 26, 2025, was received from John F. Duran III, P.E., Superintendent, Woburn Public Works, as follows:

Subject: NStar Electric Company d/b/a Eversource Energy- 425 Washington Street

Pursuant to NSTAR d/b/a Eversource's request to install conduits to the existing pole on Washington Street, I offer the following recommendation based upon my review of the plan provided by Eversource. Installation of the conduits will cross the existing sidewalk but should not interfere with any City of Woburn utilities. These should be cleared by Digsafe and Woburn. I recommend that there should be a minimum of 5 feet of bituminous sidewalk restored upon each side of the disturbed sidewalk area and that it be fully ADA compliant. The existing property should be restored to match pre-existing conditions

A permit must also be obtained from the DPW prior to the excavation for the proposed conduits.

Please feel free to call me with any questions or concerns on this matter.

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On the petition by Anthony Mirogiannis, 8 Morrow Drive, Woburn, Massachusetts 01801, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 15 for an addition to a single-family structure creating over 2,500 sq. ft. of impervious area in the Groundwater Protection District, at 8 Morrow Drive. PUBLIC HEARING OPENED: A

communication dated September 5, 2025, was received from Thomas C. Quinn, Jr., Building Commissioner, as follows:

Regarding the above addressed I have reviewed the special permit application and plans provided. I have no comments regarding this request.

Further, a communication dated September 24, 2025, was received from John M. Cashell, Planning Director, as follows:

RE: SPECIAL PERMIT PETITION TO ADD A 3-CAR ATTACHED GARAGE, MASTER SUITE ABOVE AND A KITCHEN REPLACING A 3 SEASON ROOM ONTO A SINGLE-FAMILY DWELLING AT 8 MORROW DRIVE.

Dear President Dillon and Members of the Council:

The Planning Department has reviewed the above-referenced Petition, which seeks a Special Permit pursuant to Section 15 – Ground Water Protection District (GWPD)- of the Woburn Zoning Ordinance (WZO) to allow adding a 3-car attached garage, master suite above and a kitchen replacing a 3-season room to an existing single-family dwelling at 8 Morrow Drive. A Special Permit is required for said expansion features of the existing dwelling because the percent of impervious surface exceeds that allowed in the GWPD for the subject lot size. Note: because the applicant plans to reduce the wetland impact concerning said expansion features, to include replacing the concrete patio surrounding the inground pool with permeable pavers, as well as install a rechargeable water solution to address the allowed maximum building ground coverage the Planning Dept. has no concerns with the issuance of the requested Special Permit.

Please feel free to contact me if you have any questions about this communication.

Respectfully Submitted, s/John Cashell, Planning Director.

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On the petition by Presidential Ventures, LLC, 275 Mishawum Road, 4th Floor, Woburn, Massachusetts 01801, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(30b) for a subdivision of the property into two parcels and a construction of a new two-story building with a footprint of 10,000 sq. feet and the removal of 88 parking spaces, at 8 Presidential Way. PUBLIC HEARING OPENED: A communication dated September 5, 2025, was received from Thomas C. Quinn, Jr., Building Commissioner, regarding “8 Presidential Way Special Permit Petition”. Further, a communication dated October 1, 2025, was received from John M. Cashell, Planning Director, as follows:

RE: SPECIAL PERMIT PETITION FOR A 20,000 SF OFFICE BUILDING ON LOT A, A LOT SEPARATE FROM LOT B, BOTH LOTS LOCATED AT 8 PRESIDENTIAL WAY.

Dear President Dillon and Members of the City Council:

The Planning Department has reviewed the above-referenced Special Permit Petition, pursuant to Section 5.1.30b, Office Bldg. over 15,000 sf GFA of the Woburn Zoning Ordinance, which entails the following described project: the division of 8 Presidential Way into 2 lots, Lots A & B, via an ANR Plan endorsed by the Planning Board in August 2025. Lot A, as shown on the Site Plan-of-Record (cited-below), consists of 217,198 sf (4.99 acres) and has 189.4 ft. of frontage on Presidential Way, and Lot B consists of 383,723 sf (8.81 acres), and has 372.5 ft. of frontage, also on Presidential Way.

The Site Plan-of-Record (hereinafter referred to as the Plan) is entitled: Site Development Plans for Proposed Office Building 8 Presidential Way, Woburn, MA, prepared by Allen & Major Associates, Inc. 100 Commerce Way, Suite 5, Woburn, MA. Number of Plan Sheets: 15, enumerated as follows: V-101 - Existing Conditions Plan (dated 05-05-20), C-001 C-002 - Abbreviation & Notes, C-101- Site Preparation Plan, C-102 – Layout & Materials Plan, C-103 – Grading & Drainage Plan, C-104 – Utilities Plan, C-105 – Lighting Plan, C-501 thru 505, Details, L-101 Landscaping Plan and L-501 – Landscaping Details, Note: except for the above-cited Existing Conditions Plan, dated 05-05-20, all of the aforementioned plan sheets are dated 08-14-2025, with no revision date(s).

Findings Pertaining to this Application:

As longstanding members of the Council may recall, in July 2020, the City Council approved a 60,000 sf (4-story) office building on the same above-described Lot A. The City Council's recorded Approval Decision for said building is attached, herewith, as Exhibit "A", which includes, but not limited to, all of the conditions of approval for the subject office building, which was not built and the Special Permit for same lapsed. Findings pertinent to the proposed new 20,000 sf office building are as follows. Note: these findings also take into consideration the existing 104,160 sf commercial building located on said Lot B, and its associated parking, stormwater management features and open space conditions, as shown on the Plan, and as further cited in the below application materials and documents:
This application includes the following described materials/documents:

1. The Development Impact Statement, prepared by Allen & Major Associates, Inc., dated 8-14-2025. This document clearly and concisely describes the development in its entirety, including: citation of the permits required, stormwater mgt. improvements, parking space reduction (from 610 overall to 522 for both Lots A & B), exterior lighting and landscaping improvements, as well as all ancillary site improvements, utility tie-in costs, and noteworthy utility easement issues, etc.

2. The Drainage Report, prepared by Allen & Major, Associates, Inc., dated 8-14-25. This document describes, in detail, the stormwater mgt. enhancements to the property, i.e., as part of the proposed new office building, as well as the reduction in existing pavement surfaces and enhanced landscaping. For example, the existing surface stormwater basin capacity will be reduced, and replaced with a

subsurface/sub-parking lot stormwater catchment/treatment system. Also, reduced pavement surfaces will be replaced with landscaping.

3. The Notice of Intent (NOI), prepared by Allen & Major, dated 8-14-25. This document describes the minor on and offsite bordering vegetated wetlands (BVW), as these wetlands pertain to existing parking surface reduction efforts that will be associated with this project.

4. The project site is located in the IP-2 Industrial Park II District, and the proposed development meets dimensional requirements, including: setbacks, building height, and FAR.

5. Pedestrian safety and ADA accessibility require improvements, including additional crosswalks and accessible walkways.

6. Stormwater detention and infiltration systems should be reviewed by the City Engineer to ensure compliance with MassDEP Stormwater Handbook standards and local regulations.

7. Existing utility and easement restrictions must be verified to confirm no conflicts with circulation, parking, or site use.

8. Sustainability measures, including EV charging stations, bicycle facilities, and solar readiness, should be incorporated into the project.

Conditions of Approval the City Council may want to consider for this application:

1. Revise Parking Plan – The Council may find that further reduction in the number of provided parking spaces, i.e., beyond the proposed 88 space reduction, is in order for this project. In turn, further reduction in parking can provide increased landscaping and/or stormwater treatment areas, subject to the City Engineer's review and approval.

2. ADA Compliance Certification – Applicant should submit documentation confirming all ADA spaces, signage, and routes meet federal and state accessibility standards.

3. Stormwater Management – Applicant should submit detailed hydrologic calculations and a full Operation & Maintenance plan for the City Engineer's review and approval prior to applying for a Building Permit.

4. Utility Coordination – Applicant should provide written confirmation from utility providers that existing easements do not conflict with site layout.

5. Sustainability Enhancements – Applicant should provide a minimum number of EV charging stations, bicycle racks, and a solar readiness evaluation prior to issuance of an occupancy permit.

6. Construction Oversight – Applicant shall submit a construction phasing/sequencing plan including erosion and sedimentation controls for review by the City Engineer.

7. As-Built Plans – Prior to applying for a Certificate of Occupancy, stamped as-built plans prepared by the project engineer, be submitted to the SPGA for review and approval by the City Eng.

8. Any conditions of the 2020 Decision of Approval that may apply to this present application. Please refer to Exhibit "A" attached, herewith.

Respectfully Submitted, s/John Cashell, Planning Director.

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On the petition by MHP Realty, LLC , 200 West Cummings Park, Woburn, Massachusetts 01801, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(69), Section 7.3, and Section 9.5 to construct a 7,200 sq. ft. single story building addition within the flood plain, at 10 Commerce Way. PUBLIC HEARING OPENED: A communication dated September 29, 2025, was received from Michael A. Aveni, Principal Architect, Cummings Properties, 200 West Cummings Park, Woburn, Massachusetts 01801-6396, regarding "Special Permit application 10 Commerce Way". Further, a communication dated October 2, 2025, was received from John M. Cashell, Planning Director, as follows:

RE: SPECIAL PERMIT PETITION PER SECT. 5.1.69 – EXTENSION OR ALTERATION OF A NON-CONFORMING USE & SECT. 9.5 MODIFICATION IN FLOODPLAIN OF THE WOBURN ZONING ORDINANCE (WZO); PETITION SPECIFICALLY CALLS FOR A 7,100 SF MEDICAL OFFICE ADDITION TO THE EXISTING MEDICAL OFFICE BUILDING AT 10 COMMERCE WAY.

Dear President Dillon and Members of the City Council:

The Planning Department has reviewed the above-referenced Special Permit Petition, pursuant to Section 5.1.69 – Extension or Alteration of a Non-Conforming Use & Sect. 9.5 Modification in Floodplain OF THE wzo; petition specifically calls for a 7,100 sf medical office addition to the existing medical office building at 10 Commerce Way.

The Site Plan-of-Record (hereinafter referred to as the Plan) is entitled: Plans to Accompany Special Permit Application, 10 Commerce Way, Woburn, MA, prepared by Cummings Properties, 200 West Cummings Park, Woburn, MA. Number of Plan Sheets: 7, enumerated as follows: EC-1 - Existing Conditions Site Layout Plan, EC-1.1 - Existing Conditions Site Layout Plan, PC-1 Proposed Site Layout Plan, PC-1.1 – Proposed Site Layout Plan, C-1-Proposed Conditions @ Work Area, A-1.0 Schematic Floor Plan and Exterior Rendering, and A-2.0 Exterior Renderings; all sheets dated 9-8-2025.

Review Findings for this Petition:

1. Proposed Development: The project involves a building addition to Winchester Hospital at 10 Commerce Way, Woburn, MA. The addition is approximately 7,120 square feet, increasing the gross floor area to 202,940 square feet across the site.

2. Zoning Compliance:
    - The site is located in the Industrial Park (I-P) zoning district.
    - The proposed development complies with zoning requirements for lot area, setbacks, building height, and floor area ratio (FAR).
    - Landscaped open space exceeds the minimum requirement (29.25% proposed vs. 30% required).
3. Floodplain and Environmental Considerations:
    - The site is partially within the 100-year floodplain (elevation 54.3 per FEMA study).
    - A floodplain alteration of 147 square feet is proposed, with no loss of flood storage due to the project.
    - The project respects the 25-foot No Disturb Zone (NDZ), 100-foot buffer zone, and 200-foot riverfront zone.
4. Parking and Accessibility:
    - The total parking spaces will increase to 594, which meets the anticipated demand for existing and future users.
    - Accessible parking spaces comply with 521 CMR Section 23.2.1.
5. Lighting and Utilities:
    - Proposed lighting includes wall-mounted, pole-mounted, and roof-mounted downlights.
    - A subsurface infiltration system is planned to manage stormwater.
6. Snow Storage: Snow storage is designated in landscape islands and paved areas away from buildings and resource areas.
7. Architectural Design: The addition will match the existing building's design, using horizontal wood grain metal panels and composite metal panels.
8. Plan Accuracy Disclaimer: The CAD drawings are not as-built and may be subject to undetectable alterations.

Suggested Conditions of Approval:

1. Floodplain Compliance: Ensure that the floodplain alteration does not result in any loss of flood storage, as stated in the plans. Submit post-construction verification of flood storage capacity.
2. Stormwater Management: Prior to applying for a Building Permit require final approval of the subsurface infiltration system design by the City Engineer to ensure compliance with local and state stormwater regulations.
3. Lighting Plan: Confirm that proposed lighting fixtures comply with local ordinances to prevent light spillage onto adjacent properties.
4. Snow Storage: Ensure snow storage areas are maintained as designated and do not encroach on resource areas.
5. Landscaping: Require a final landscaping plan to confirm compliance with the 5% parking facility interior landscaping requirement.
6. Construction Management: Submit a construction management plan detailing erosion control measures, staging areas, and mitigation of impacts on adjacent properties.
7. Environmental Protection: Implement measures to protect the 25-foot No Disturb Zone, 100-foot buffer zone, and 200-foot riverfront zone during construction.

8. Parking and Accessibility: Verify that accessible parking spaces meet ADA and 521 CMR standards post-construction.
9. Architectural Consistency: Ensure the building addition matches the materials and design of the existing structure as proposed.
10. Plan Accuracy: Prior to Occupancy require submission of as-built plans to verify compliance with approved site plans.
11. Ongoing Maintenance: Establish a maintenance plan for the stormwater system, landscaping, and snow storage areas to ensure long-term compliance.
12. Permits and Approvals: Prior to issuance of a Building Permit the Applicant obtain all necessary local, state, and federal permits prior to construction.

If members of the City Council have any questions or concerns regarding the above recommendation, please feel free to contact me.

Respectfully Submitted, s/John Cashell, Planning Director.

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On the petition by Adriana Rodriguez, 26 Beacon Street No. 29F, Burlington, Massachusetts 01803, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(57a) for the accessory storage or parking of two storage containers, at 494 Main Street.

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On the petition by Milton Real Properties of Massachusetts d/b/a Milton Rents, 100 Quarry Drive, Milton, Massachusetts 01757, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(45) for the rental of compact construction equipment, including accessory repair and storage facilities, at 210 New Boston Street. PUBLIC HEARING OPENED: Further, a communication dated September 29, 2025, was received from Attorney Malcolm M. Houck, Attorney at Law, 7 Winn Street, Woburn, Massachusetts 01801, regarding "210 New Boston Street, Pending Special Permit" requesting a continuance of the public hearing.

UNFINISHED BUSINESS FROM PREVIOUS MEETINGS: None.

COMMITTEE REPORTS:

PUBLIC SAFETY AND LICENSE:

Petition by Woburn Friends of Hospice/VNA Care for special event permit for a road race and health walk at Horn Pond and area streets on October 5, 2025, waiver of umbrella liability insurance, a committee report was received "ought to pass".

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Petitions for 2025 renewal of Second Class Motor Vehicles Sales Licenses by the following: David Dellarocco dba Woburn Auto Sales, 5 Crescent Avenue, #4; and Robert McSheffrey dba Bob McSheffrey Auto Sales, 880 Main Street, a committee report was received "ought to pass".

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Petition by JMF Auto Performance for a transfer of Second Class Motor Vehicles Sales Licenses from Ollie's Service Center, Inc, at 310 Main Street, a committee report was received "ought to pass".

CITIZEN'S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS:

A communication dated October 1, 2025, was received from Thomas C. Quinn, Jr., Building Commissioner as follows:

Re: Woburn Municipal Code Title 15 Article VIII 15-42

Dear Members of the Council:

Regarding the above referenced section of the Woburn Municipal Code, I submit the following quarterly nuisance report for the period of July 1, 2025 through September 30, 2025.

No Nuisance Activity

As always, if you have any questions do not hesitate to contact me.

s/Thomas C. Quinn, Jr., Building Commissioner

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

ORDERED That in accordance with Massachusetts General Laws Chapter 54, as amended, the City Clerk is hereby authorized and directed to notify

and to warn such of the inhabitants of the City of Woburn as are qualified to vote in Municipal Elections to assemble at the polling places in their respective wards as designated herein, on TUESDAY, the FOURTH DAY OF NOVEMBER, 2025 from 7:00 a.m. to 8:00 p.m., then and there to cast their votes in the MUNICIPAL ELECTION for the candidates for the following offices:

ENTIRE CITY MAYOR, COUNCILOR-AT-LARGE, SCHOOL COMMITTEE

EACH WARD WARD COUNCILOR

Ward-Precinct	Polling Place Location
1-1	Joyce Middle School, 55 Locust Street
1-2	Joyce Middle School, 55 Locust Street
1-2A	Joyce Middle School, 55 Locust Street
2-1	Shamrock Elementary, 60 Green Street
2-2	Shamrock Elementary, 60 Green Street
3-1	Spence Farmstand, 41 Wyman Street
3-2	Spence Farmstand, 41 Wyman Street
4-1	old Wyman Elementary School, 679 Main Street at Eaton Avenue
4-2	White Elementary School, 36 Bow Street
5-1	Goodyear Elementary School, 41 Central Street
5-2	Goodyear Elementary School, 41 Central Street
6-1	Altavesta Elementary School, 980 1/2 Main Street
6-2	Altavesta Elementary School, 980 1/2 Main Street
7-1	Reeves Elementary School, 240 Lexington Street
7-2	Reeves Elementary School, 240 Lexington Street

s/President Jeffrey P. Dillon

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ORDERED That the City Council Regular Meeting scheduled for November 4, 2025 is hereby canceled due to the Municipal Election.

s/President Jeffrey P. Dillon

Motion made and 2nd to ADJOURN.